

Clive Anstey & Imogen Anstey
Imoclians Lambs at Combe Barn

29c Lowden
Chippenham
Wiltshire
SN15 2BP

Planning Department,
Wiltshire Council,
County Hall,
Bythesea Road,
Trowbridge,
BA14 8JN

Date: May 2026

RE: Full Planning Application for the Completion of an Agricultural Fodder Barn with Internal Mezzanine Floor, and Retained Agricultural Use of Existing Stable Block at Land at Combe Barn, Grittleton, Wiltshire, SN14 6AQ (CPH: 45/030/0178)

Dear Planning Officer,

Please find enclosed our formal planning application regarding the essential agricultural infrastructure at Land at Combe Barn, Grittleton.

This application is submitted as a joint family venture to bring approximately 2 acres of registered permanent pasture into active agricultural production through a small-scale, high-welfare sheep enterprise. The enterprise operates alongside, and serves as a practical extension of, formal agricultural college studies, providing an essential foundation for Imogen Anstey's professional development.

To support this application and provide a comprehensive overview for both the planning and agricultural evaluation officers, we have enclosed the following complete suite of documents:

1. Completed Planning Application Forms & Ownership Certificates
2. Completed Community Infrastructure Levy (CIL) Form 1 (Demonstrating a Gross Internal Area well below the 100 square metre threshold, qualifying the agricultural development for a zero-charge assessment)
3. Site Location Plan & Block Plan (Showing the secure yard layout, access point, and holding boundaries)
4. Appendix to Block Plan: Proposed Land Management & Four-Stage Rotational Grazing Layout (Detailing the division into Paddocks A, B, C, and D for intensive sward management)
5. Existing and Proposed Elevations & Floor Plans (Detailing the dimensions of the fodder barn and the internal timber mezzanine floor layout)

6. Agricultural Justification Statement (Drafted by Imogen Anstey, detailing the operational necessity of the barn for dry forage storage, the mezzanine for equipment security, and the retained use of the stable block for livestock isolation and handling)

7. Concise Agricultural Business Plan & Financial Projections (Outlining the enterprise objectives, the 6-ewe starter flock strategy, market context, and financial risk management model)

Key Planning Considerations & Justification Summary:

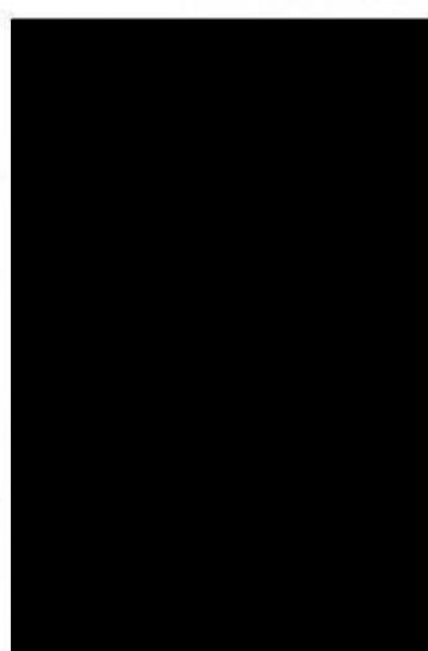
- **Agricultural Necessity:** As detailed in the enclosed Justification Statement, the completion of the fodder barn and its internal mezzanine floor represents the absolute minimum infrastructure required to humanely manage the livestock. It ensures winter feed is preserved from toxic spoilage and houses the machinery necessary for the maintenance of the land.
- **Landscape and Environmental Protection:** The proposed internal mezzanine creates vital storage space with zero additional footprint on the ground. The barn requires no external alterations, windows, or roof-lights, thereby completely preserving the traditional rural appearance, dark skies, and character appropriate to the Cotswolds National Landscape.
- **Sustainable Land Stewardship:** As demonstrated on our submitted Paddock Layout, the pasture will be managed via a strict four-stage intensive rotation cycle. This system prevents overgrazing, minimises parasite burdens naturally, and actively protects the local soil structure.

The enclosed information provides a clear, transparent, and robust justification for the holding's technical requirements, fully aligned with local planning policies supporting small-scale rural enterprise and agricultural development.

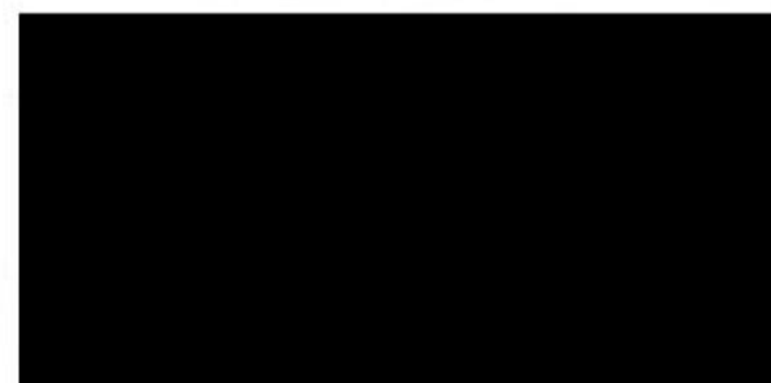
Should you require any further information, wish to clarify any technical points, or would like to arrange a site visit, please do not hesitate to contact us.

Thank you for your time and assistance in processing this application. We look forward to receiving your confirmation of validation.

Yours sincerely,



Clive Anstey



Imogen Anstey